



# CITY OF TACOMA

## SUSTAINABLE TACOMA COMMISSION

### VIRTUAL MEETING

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#### DRAFT AGENDA

THURSDAY, NOVEMBER 18, 2021  
5:00 PM TO 7:00 PM

To comply with Governor Jay Inslee's [Proclamation 20-28.15](#) in response to the COVID-19 pandemic, this meeting will not be conducted in-person. The meeting can be attended remotely using the following information:

**Meeting phone line:** (253) 215-8782

**Meeting hyperlink:** <https://us02web.zoom.us/j/84328083947?pwd=YXo2N1dURXJhRkxpSHNMMnZhRTIGQT09>

**Meeting ID:** 843-2808-3947

**Meeting password:** 253253

Microphones will be muted and cameras turned off for all meeting participants, except for the Commissioners and staff presenters. Public comments will be accepted in meeting during the time set aside by the agenda. In addition, the Commission encourages community members to submit written comments prior to the meeting by 4:00 p.m. on November 18<sup>th</sup>. Please e-mail your comments to [PBabbitt@cityoftacoma.org](mailto:PBabbitt@cityoftacoma.org), put in the subject line "STC Meeting 11/18/21", and clearly indicate which agenda item(s), if any, you are addressing.

- I. CALL TO ORDER AND ROLL CALL
- II. APPROVE NOVEMBER 18 AGENDA AND OCTOBER 21 MINUTES
- III. PUBLIC COMMENTS
- IV. STAFF UPDATES
- V. SUBCOMMITTEE UPDATES
- VI. TRANSPORTATION IMPACT FEES – PRESENTATION
- VII. GREEN HYDROGEN – PRESENTATION
- VIII. STORMWATER & WATERSHED MANAGEMENT PLANNING – PRESENTATION
- IX. PUBLIC COMMENTS
- X. OBJECTIVES FOR NEXT MEETING
- XI. ADJOURNMENT



# Impact Fee Draft Framework

City of Tacoma | Public Works Department

**Sustainable Tacoma Commission**  
**November 17, 2021**

# OVERVIEW

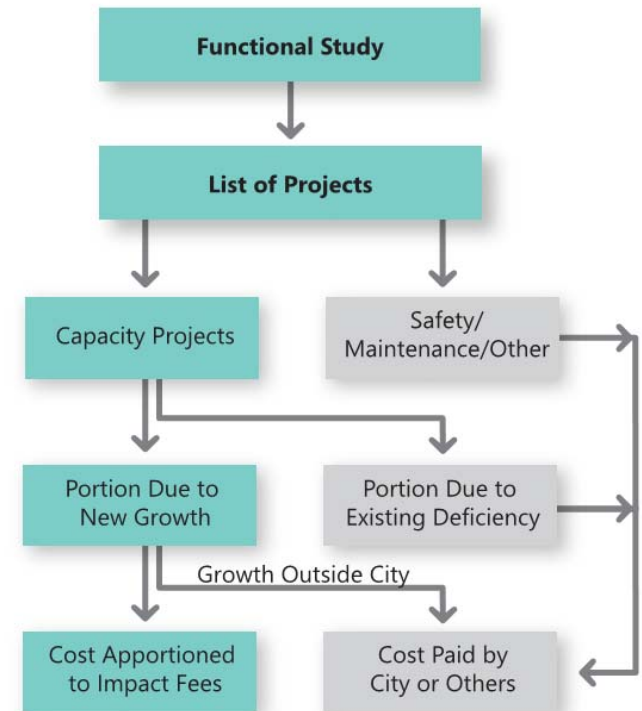


- Background
- Community engagement
- Program considerations
- Program recommendations

# WHAT ARE IMPACT FEES?



- Impact fees fund:
  - Capital system improvements
  - Projects that are reasonably related to development
  - Proportional shares of system improvements
  - Projects on a jurisdiction's capital facilities element
- Cannot pay for:
  - Ongoing costs, such as maintenance
  - Existing deficiencies
  - Project needs caused by growth outside of a jurisdiction
  - 100% of project costs



# TYPES OF IMPACT FEES



## Fire

- Funds fire and EMS equipment, apparatus, and facilities



## Transportation

- Funds projects to add transportation capacity in right-of-way of streets/roads



## Parks

- Funds park facilities, development of parks, and adding park acreage



## Schools

- Funds school buildings and equipment



# TIF PROGRAMS OF WESTERN WASHINGTON



| Cities             |               |                   |                   |                         |
|--------------------|---------------|-------------------|-------------------|-------------------------|
| Anacortes          | Arlington     | <b>Auburn</b>     | Bainbridge Island | Battleground            |
| Battleground       | Bellevue      | Bellingham        | Blaine            | <b>Bonney Lake</b>      |
| Bothell            | Buckley       | Burien            | Burlington        | Camas                   |
| Carnation          | Covington     | Des Moines        | Des Moines        | Duvall                  |
| <b>Edgewood</b>    | Edmonds       | Enumclaw          | Everett           | <b>Federal Way</b>      |
| Ferndale           | <b>Fife</b>   | <b>Gig Harbor</b> | Granite Falls     | Issaquah                |
| Kenmore            | <b>Kent</b>   | Kirkland          | La Center         | Lacey                   |
| Lake Stevens       | Lynden        | Lynnwood          | Maple Valley      | Marysville              |
| Mercer Island      | Mill Creek    | <b>Milton</b>     | Monroe            | Mount Vernon            |
| Mount Lake Terrace | Mukilteo      | Newcastle         | North Bend        | Oak Harbor              |
| Olympia            | <b>Orting</b> | Poulsbo           | <b>Puyallup</b>   | Redmond                 |
| Renton             | Ridgefield    | Sammamish         | SeaTac            | Sedro Wooley            |
| Sequim             | Shelton       | Shoreline         | Snohomish         | Stanwood                |
| Sultan             | <b>Sumner</b> | Tukwila           | Tumwater          | <b>University Place</b> |
| Vancouver          | Washougal     | Woodinville       | Yelm              |                         |

| Counties  |               |
|-----------|---------------|
| Kitsap    | <b>Pierce</b> |
| Snohomish | Thurston      |

\*bold indicates adjacent jurisdictions

# EXAMPLE JURISDICTIONS WITH FIRE, PARKS AND SCHOOL IMPACT FEE PROGRAMS



| Fire Impact Fees     |                   |                         |
|----------------------|-------------------|-------------------------|
| DuPont               | Redmond           | Tukwila                 |
| <b>Milton</b>        | Renton            | Anacortes               |
| Park Impact Fees     |                   |                         |
| <b>Pierce County</b> | <b>Fife</b>       | <b>University Place</b> |
| <b>Auburn</b>        | <b>Gig Harbor</b> | Redmond                 |
| <b>Bonney Lake</b>   | <b>Orting</b>     | Renton                  |
| Buckley              | <b>Puyallup</b>   | Tukwila                 |
| <b>Edgewood</b>      | <b>Sumner</b>     |                         |
| School Impact Fees   |                   |                         |
| <b>Pierce County</b> | <b>Gig Harbor</b> | Bellevue                |
| <b>Auburn</b>        | <b>Milton</b>     | Everett                 |
| <b>Bonney Lake</b>   | <b>Orting</b>     | Redmond                 |
| <b>Edgewood</b>      | <b>Puyallup</b>   | Renton                  |
| <b>Fife</b>          | <b>Sumner</b>     | Vancouver               |



# COMMUNITY ENGAGEMENT

- Transportation Commission
- Planning Commission
- Human Rights Commission
- Commission on Immigrant and Refugee Affairs
- Centro-Latino
- Tacoma Permit Advisory Task Force

“Immigrant families that we work with will want parks and schools for their children; bathrooms, soccer fields, sidewalks, etc.”

“How will the implementation of Impact Fees align with current tax incentive program for the construction of affordable, multifamily housing?”

Will Impact Fees rates differ in areas that still have open space for development?  
(Reference East Tacoma)





# COMMUNITY ENGAGEMENT



## Key Questions:

### Need

- What is the need? Where is it located? When should it be addressed?
- Why now?

### Equity

- How is equity being considered? Affordable housing, attainable housing, infill development

### Funding

- Are there other funding resources?

### Livability

- Will impact fees create jobs?
- How will impact fees streamline the development process?



# PROGRAM CONSIDERATIONS



## Program Recommendations

This chapter presents key recommendations that resulted from the seven-month process summarized in the previous chapter. The chapter begins with a proposed mission statement, which should guide the development of an impact fee framework in Tacoma. The mission statement is followed by specific recommendations for a transportation impact fee framework and key steps to advance the development of a fire impact fee framework. This chapter concludes with guidance for how community engagement should be approached as these impact fee program frameworks progress towards implementation.

### Proposed Mission Statement

The City of Tacoma, like other local agencies in the Puget Sound area, has a significant gap in infrastructure funding. While the City Council and voters have taken meaningful and responsible measures to address some of this need—particularly when it comes to maintaining existing streets—the investments required to accommodate future growth are still underfunded.

Prior City of Tacoma planning documents, including the South Downtown Subarea Plan and the North Downtown Subarea Plan, have identified transportation impact fees as a method to help Tacoma bridge the funding gap for future investments. The need for additional local funding is recognized in the City's Transportation Master Plan and is highlighted in regional planning documents as well. The Puget Sound Regional Council's Draft regional transportation plan highlights the importance of local agencies making use of all funding options available, including impact fees, to address the growing demand for transportation infrastructure.

Existing businesses and residents have made significant recent commitments to addressing the need, and impact fees can provide a streamlined way to allow new growth to pay a one-time fee to share the cost of

- Develop a Mission Statement
- **Four key principles** for Tacoma's impact fee framework:
  - Reflects collaborative dialogue between City, community, and development interests
  - Aligns with City goals related to housing affordability
  - Funds projects that accommodate growth and can be sustainably funded
  - Contributes to a more equitable infrastructure landscape, ensuring that no part of the city is left behind

# PROGRAM CONSIDERATIONS



| Impact Fee Eligibility | Transit      | Ped/Bike      | Motorized     | Total         |
|------------------------|--------------|---------------|---------------|---------------|
| No                     | \$4,500,000  | \$200,037,558 | \$677,090,061 | \$881,627,619 |
| Maybe                  | -            | \$269,879,179 | \$72,644,841  | \$342,524,020 |
| Yes                    | \$48,375,000 | \$125,142,633 | \$226,211,543 | \$399,729,176 |



# PROGRAM CONSIDERATIONS

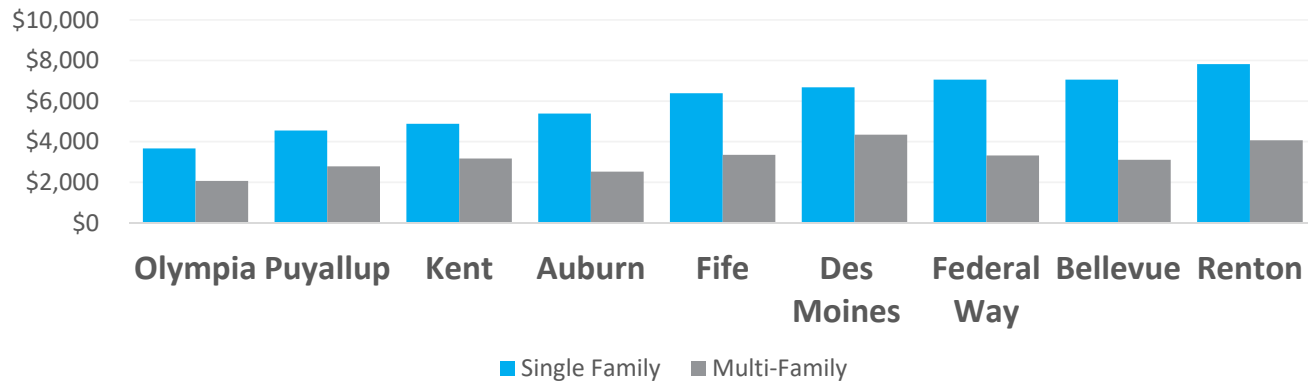
- Geographical areas/zones
  - Citywide or subareas
- Affordable housing
  - Exemptions
  - Complete networks
- Phasing



| Jurisdiction     | Single-Family Rate | ADU Rate | % Reduction |
|------------------|--------------------|----------|-------------|
| City of Puyallup | \$4,500            | \$900    | 80%         |
| City of Tumwater | \$3,919            | \$2,453  | 37%         |
| City of Lacey    | \$1,650            | \$0      | 100%        |
| City of Olympia  | \$3,662            | \$1,036  | 72%         |
| Pierce County    | \$4,859            | \$2,479  | 49%         |
| Thurston County  | \$3,050            | \$1,525  | 50%         |



# TRAFFIC FEE COMPARISONS



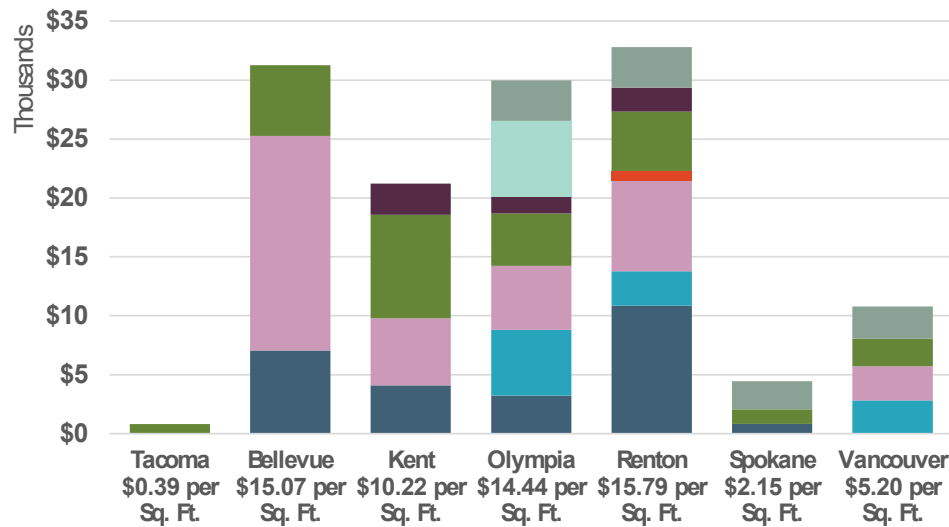
| Peer City   | Original Adoption | Most Recent Update         |
|-------------|-------------------|----------------------------|
| Olympia     | 2001              | 2020                       |
| Puyallup    | 2006              | 2008                       |
| Kent        | 2010              | 2021 (in adoption process) |
| Auburn      | 2001              | 2010                       |
| Fife        | 2006              | 2014                       |
| Des Moines  | 2003              | 2016                       |
| Federal Way | 2010              | 2020                       |
| Bellevue    | 1989              | 2021                       |
| Renton      | 2012              | 2016                       |

Source: Fehr & Peers.

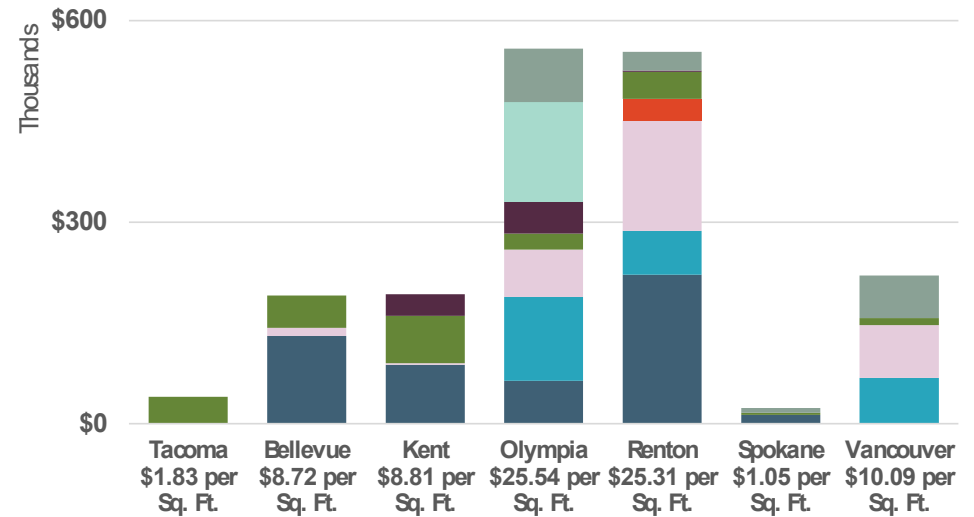
# FEE STACKING: RESIDENTIAL DEVELOPMENT



## Single Family



## Multifamily



- Transportation
- Parks
- School
- Fire
- Water
- Drainage/Stormwater
- Wastewater (Regional)
- Wastewater (Local)

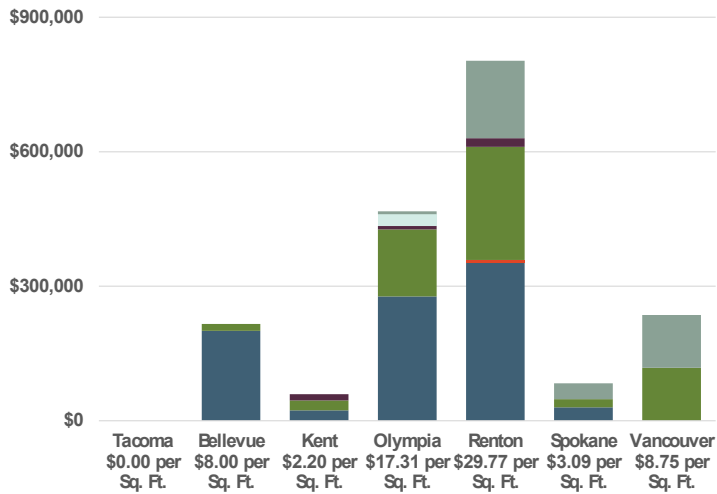
Note: Graphs on different scales.

Sources: City of Tacoma, 2021; City of Bellevue, 2021; City of Kent, 2021; City of Olympia, 2021; City of Renton, 2021; City of Spokane, 2021; City of Vancouver, 2021; BERK, 2021.

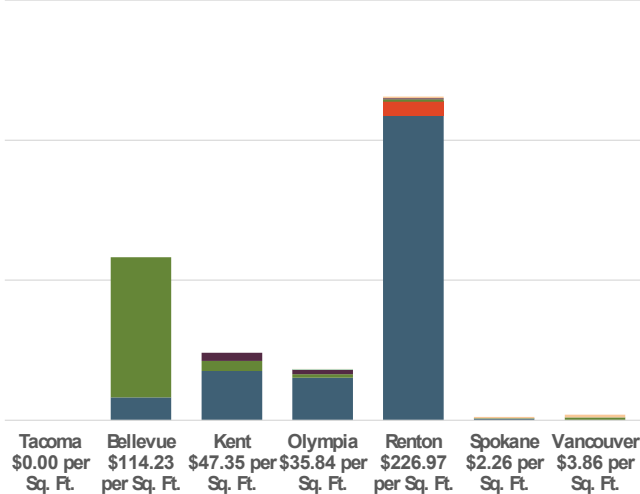
# FEE STACKING: COMMERCIAL DEVELOPMENT



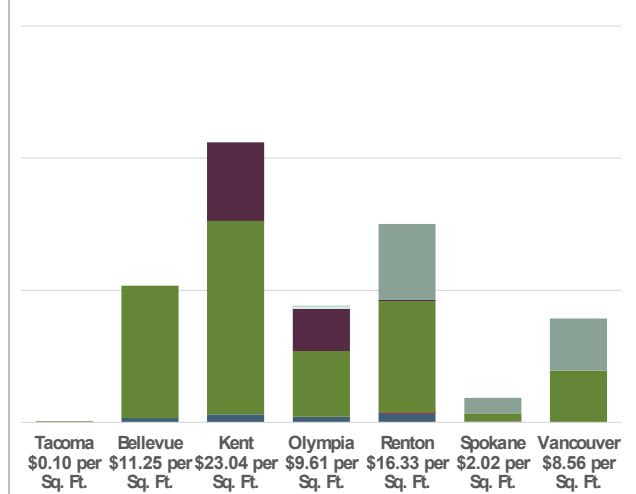
## Office



## Retail



## Industrial



- Transportation
- Parks
- School
- Fire
- Water
- Drainage/Stormwater
- Wastewater (Regional)
- Wastewater (Local)

Sources: City of Tacoma, 2021; City of Bellevue, 2021; City of Kent, 2021; City of Olympia, 2021; City of Renton, 2021; City of Spokane, 2021; City of Vancouver, 2021; BERK, 2021.



# PROGRAM RECOMMENDATIONS



| PROGRAM COMPONENT                 | SEPT-DEC 2021   | JAN-JUN 2022                                       | JUL-DEC 2022  | JAN-JUN 2023                                       | JULY-DEC 2023   | 2024 & BEYOND     |
|-----------------------------------|---|--|---|--|---|-------------------|
| TRANSPORTATION                    | Develop scope & procure consultant scope                            | Technical program development & community outreach | Finalize technical program development & community outreach, Council adoption/consideration | Program refinement and implementation (if adopted) |   |                   |
| FIRE                              | Develop capital projects list & finalize level of service standards |  | Technical program development & community outreach  |  | Finalize technical program development & community outreach, program adoption | Implement program |
| COORDINATION WITH PARKS & SCHOOLS | Ongoing coordination  |  |   |  |   |                   |





# PROGRAM RECOMMENDATIONS



- Continue to evaluate capital projects for eligibility
- Perform focused capital planning in areas that lack identified projects
- Define capacity based on person – trips as opposed to vehicle trips
- Refine forecasts for bases of a fee program
- Develop zones to support equitable fee structure
- Leverage Tacoma’s Equity Index in structuring the program
- Develop Fee Schedule that meets the City’s priorities



# Impact Fee Draft Framework

City of Tacoma | Public Works Department

**Sustainable Tacoma Commission**  
**November 17, 2021**

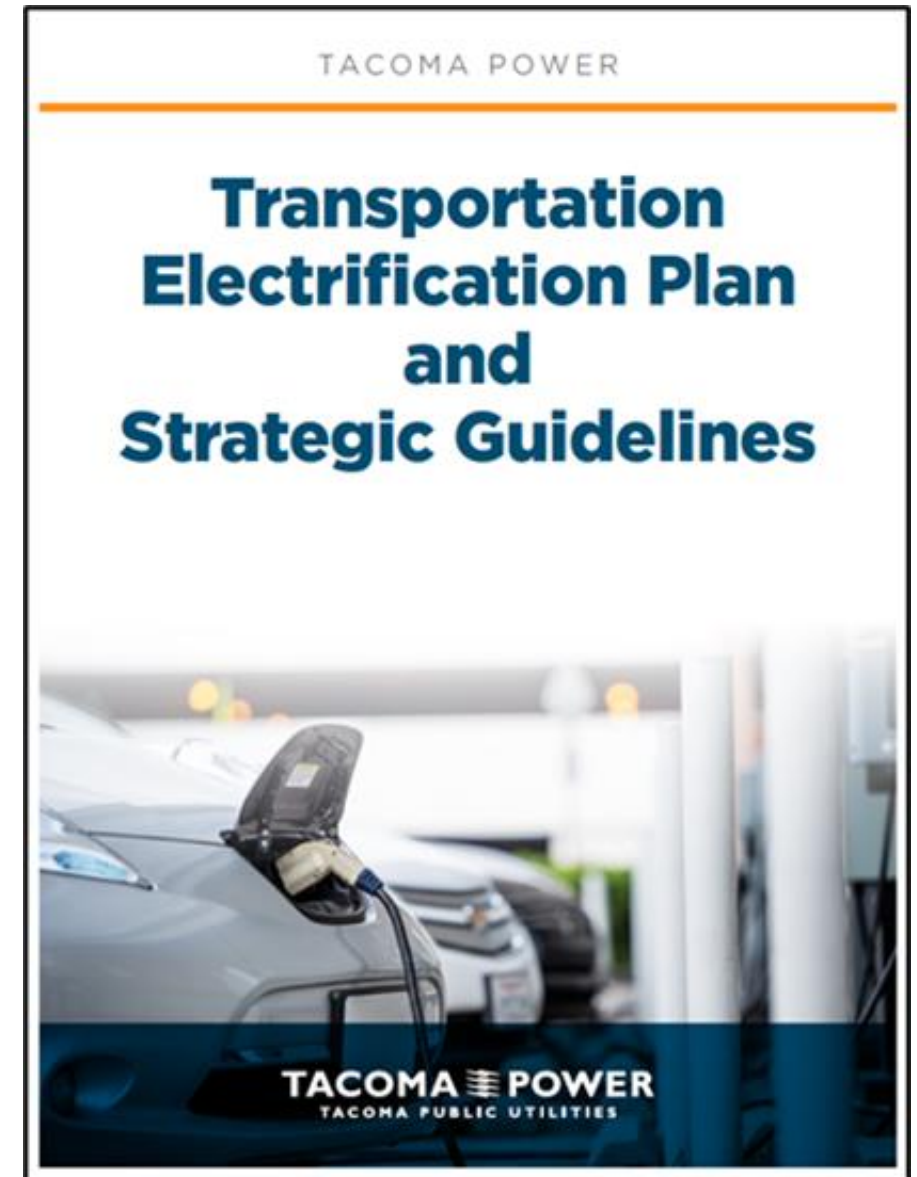
*Serving our customers*

# Tacoma Power EV Efforts

Transportation Commission

October 20, 2021

- 44% of local GHG emissions come from transportation
- SB 1512 (2019) clarified authority; plan adopted in July 2020
  - Goal of 10aMW of TE charging by 2030
- Strategy of de-carbonization through electrification
- Adjusting the traditional utility role and business processes



# Home EV Charging Pilot

**\$400 - \$600 bill credit**

**Level 2 charger | smart splitter | 240v**

- Supports Level 2 charging at home
- Set the stage for future utility offerings
- Circumstances vary, need options and flexibility
- No requirements for:
  - Housing type
  - Home ownership
  - Hardwired vs. plug-in
- Launched August 2021



# Multifamily EV Charging Pilot

- Launched in Sept. 2020, waitlisted in Feb. 2021
- 17 projects funded, and 60+ wait-listed!
- Tacoma Power pays 100% of utility side costs (max \$25K)
- Additional project costs – up to \$20,000 in low-opportunity areas
- Up to 80% or \$16,000 for all other city areas
- + \$2K per port over two
- ~50% of the installations in low opportunity areas
- High staff support needed



# Public EV Charging

- Pilot launched in Sept. 2020
- Incentive structure
  - 80% or up to \$16,000 in the targeted area for the first two EVSE ports
  - 60% up to \$12,000 for all other projects in the City of Tacoma for the first two EVSE ports
  - \$2,000 for each additional EVSE port
- Program waitlisted, with 16 projects approved
  - 11 projects located in target equity zones
  - 80 charging ports to be installed by end of 2022



# City of Tacoma Parking Project

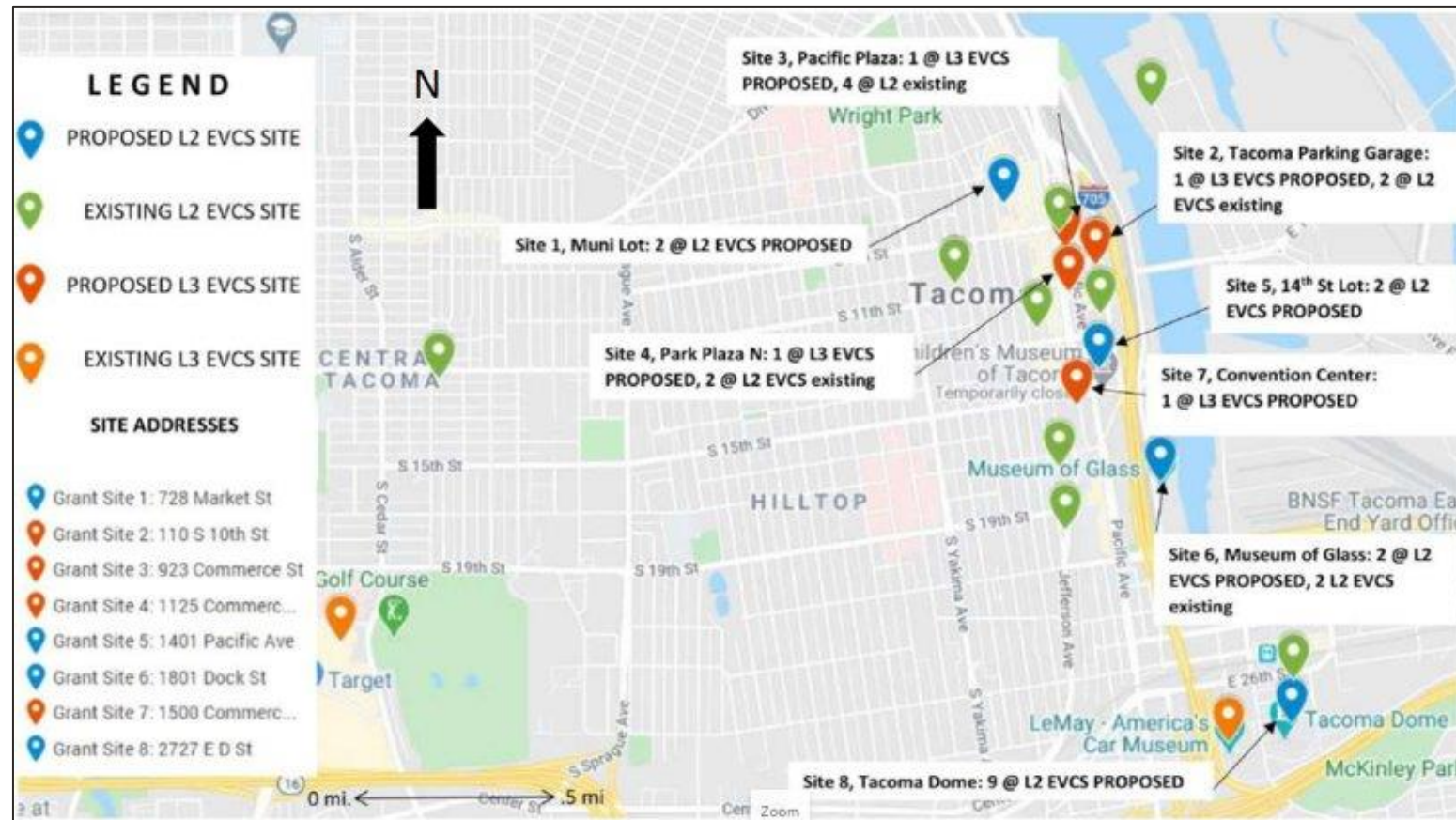
City of Tacoma received a grant from the Dept. Of Commerce to install public EV charging in City owned parking lots

- Project will install 38 charging ports, both DCFC and Level 2
- Sites are owned by COT and Tacoma Venue and Events

All installed chargers will be owned and maintained by Tacoma Power

Utility owned charging presents new opportunities

- LCFS credits
- New community partnerships





# ROW EV Charging Development

## Streetside EV Charging Pilot

Install 15 streetside chargers in 2022, one in each of our City of Tacoma Neighborhood Business Districts

- Sites were selected by a collaborative group of partners, including business district Account Executives, Community and Economic Development, Public Works, and Parking Services
- Includes streetlight mounted and pedestal chargers

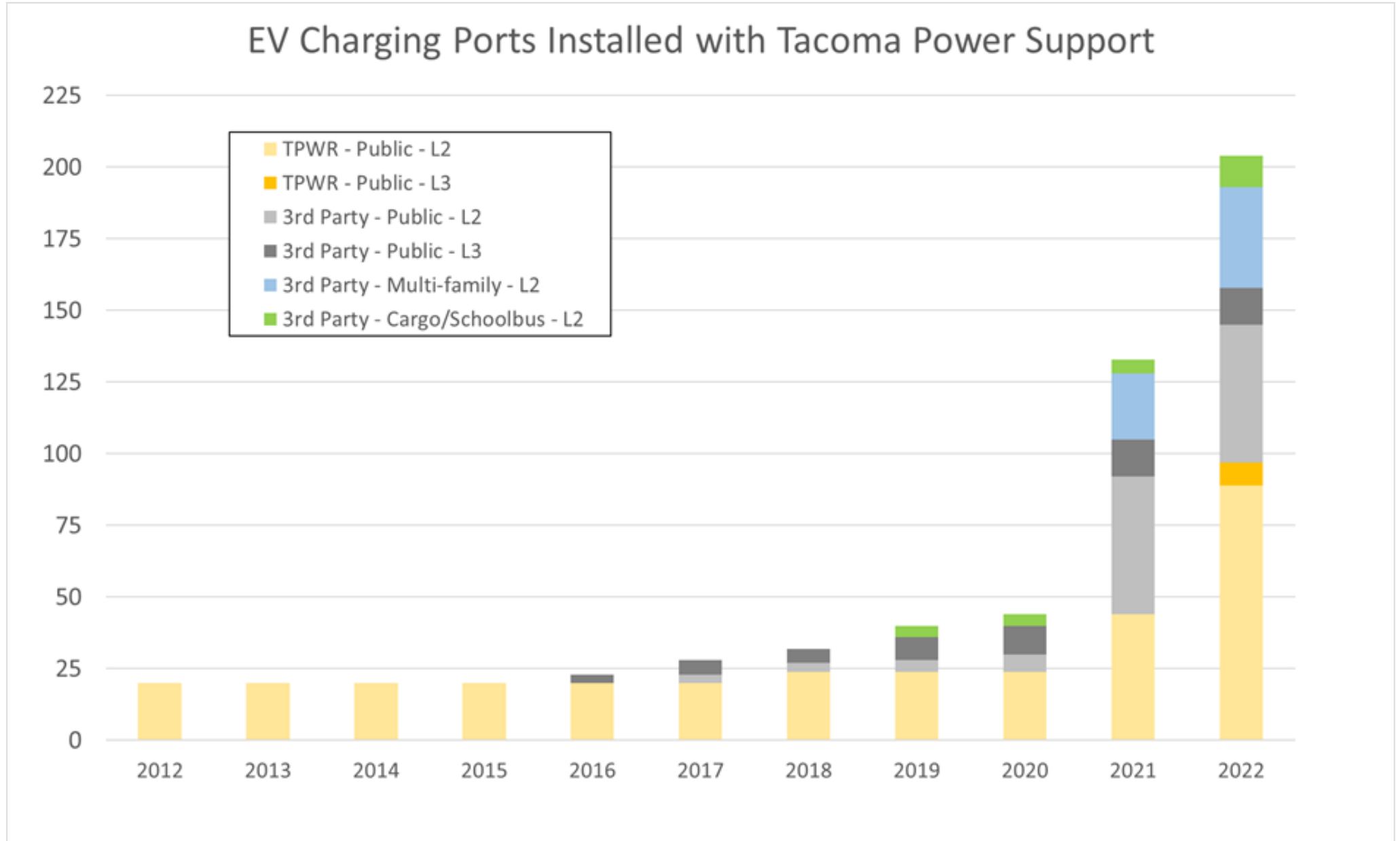
Pole mount charging offers a prime opportunity to explore the right of way (ROW)

- Solves space considerations, results in lower costs, and is an easier ownership model (no easements)

Tacoma Power supports **COT ROW Charging Pilot** and promoted the pilot in both the MUD and Public projects



# Progress in electrification



# Micromobility, Transit, HDV, Maritime

Tacoma Power is interested in supporting:

- e-micromobility
- zero emission transit
- EV Carshare Co-op
- Shorepower
- Drayage
- Maritime electrification
- Transit



**Questions?**  
**We welcome your input!**

# CITY OF TACOMA URBAN WATERS PROTECTION PLAN

## A COLLABORATIVE APPROACH TO STORMWATER & WATERSHED PLANNING

Sustainable Tacoma Commission

November 18, 2021

Laura Nokes & Shauna Hansen



# Environmental Services Department - Our Purpose

HEALTHY  
NEIGHBORHOODS

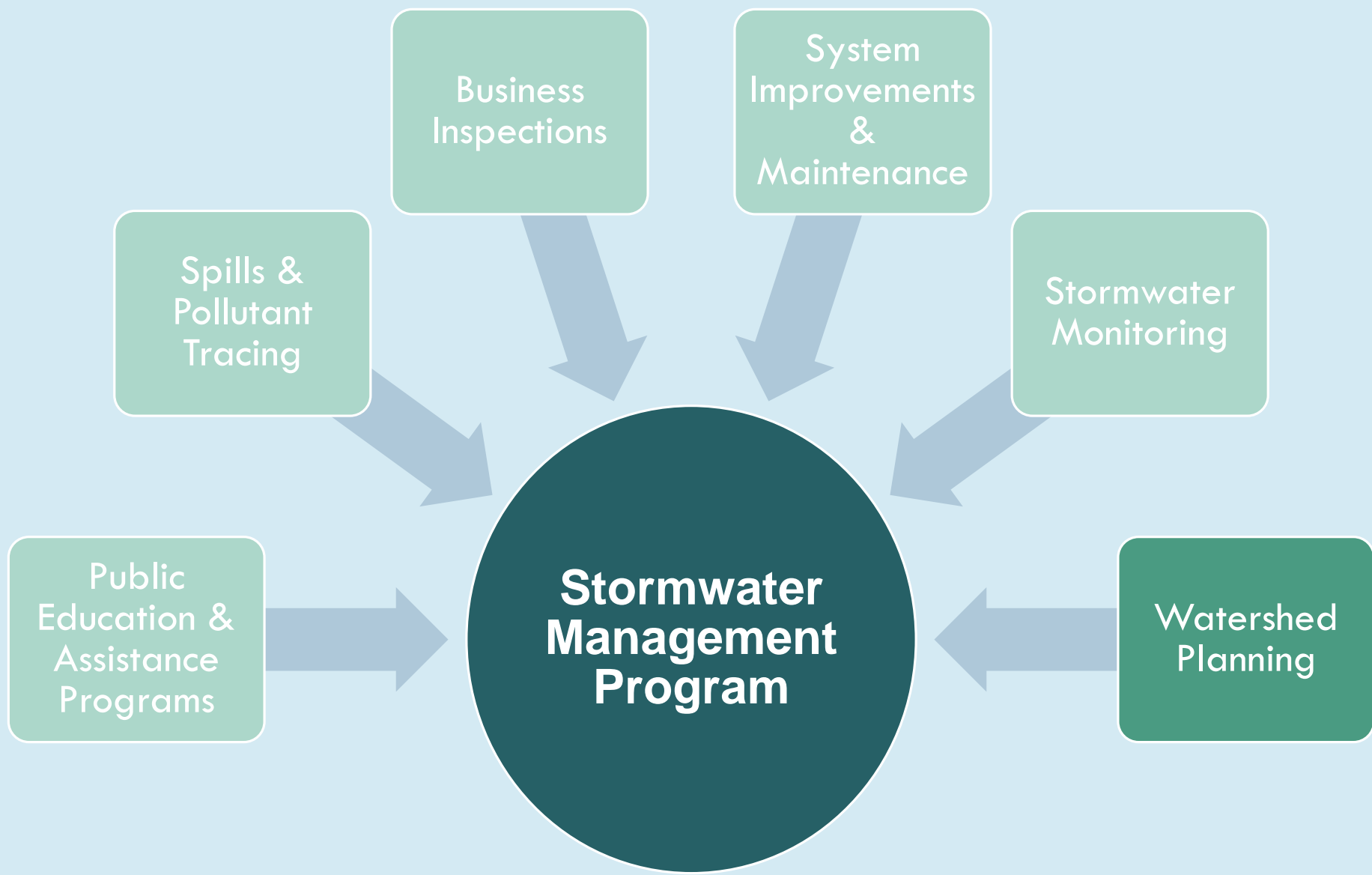
+

THRIVING  
PUGET SOUND

=

A BETTER  
TACOMA





# Urban Waters Protection Plan Overview

An Introduction to Tacoma's  
Urban Waters Protection  
Plan





# Watershed Plan Goals

Implementing strategic stormwater management to protect **people, property, and habitats** from stormwater flooding and pollution.

Equity and  
Environmental  
Justice

Clean Water  
and Healthy  
Ecosystems

Healthy  
Neighborhoods

Resilient  
Community

Smart  
Government  
Spending



# Watershed Planning Timeline

We are here!



PHASE 1  
April 2020 –  
October 2021

PHASE 2  
May 2020 –  
November 2022

PHASE 3  
August 2022 –  
February 2023

PHASE 4  
January 2024

**LEARN:**  
WATERSHED  
RESEARCH  
Learn about  
community and  
environmental  
needs

**RANK:**  
PRIORITIZATION  
Build a tool to help  
prioritize stormwater  
actions

**CREATE:**  
ACTION PLAN  
Make an action  
plan in  
collaboration with  
the community

**BEGIN:**  
IMPLEMENTATION  
Review our  
progress with  
partners and adjust

# Phase 1: Building on Existing City Plans



# Phase 1: Community Priorities: What we've heard so far...

Trees and  
green  
spaces

Clean  
air

Racial  
Equity and  
Access

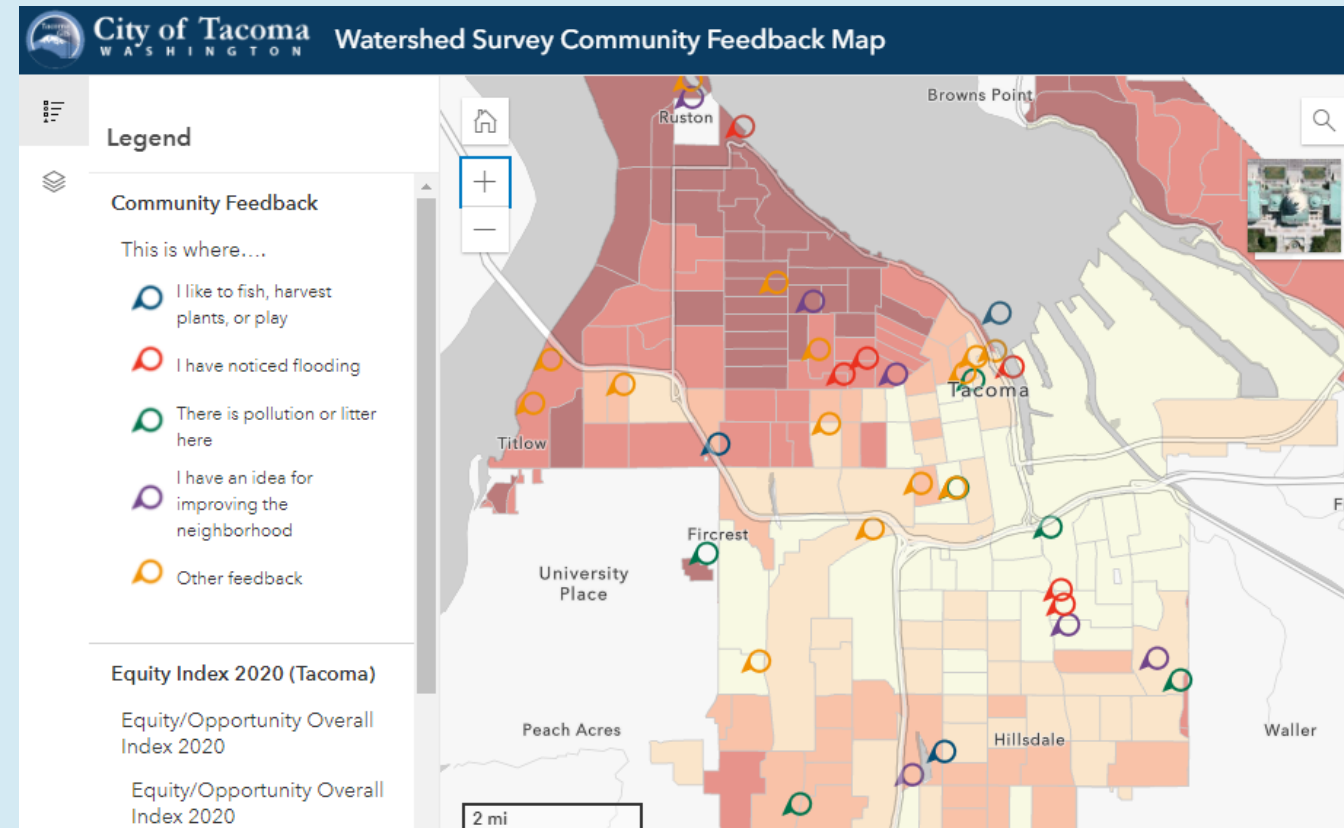
Clean  
water

Safe places to walk, roll, or  
bike

Climate  
change

Reducing pollution and litter

# Phase 1: Watershed Planning Engagement



- Online Survey & Open House:
- Two Virtual Community Workshops
  - Saturday Sept. 25 1:00-2:30 pm
  - Tuesday Sept. 28 5:00-6:30 pm
- Neighborhood Council and Safe Streets Meetings
- Watershed Council Meetings
- Partner Interviews
- Cross-jurisdictional Coordination

# Where does the water go?

Wastewater and stormwater are separated in Tacoma

WHERE DOES  
THE WATER  
GO?



## Points to remember:

**Stormwater:** After rain falls, it runs off surfaces as stormwater and picks up pollutants as it flows along. The majority of stormwater is piped directly to streams, lakes, and Puget Sound without treatment. We all need to keep pollutants out of stormwater.

**Wastewater:** The water from your toilets, sinks, showers, and other inside drains, is piped to a wastewater treatment plant where it is cleaned before discharging into Puget Sound.

[www.cityoftacoma.org/surfacewater](http://www.cityoftacoma.org/surfacewater)

# Potential Stormwater Solutions

For a **cleaner** and **greener** neighborhood:



Rain gardens absorb and filter stormwater



Pet waste stations make it easy to keep pollutants out of waterways



Depaving replaces unneeded pavement with plants and trees to improve absorption



Adding trees provides shade, clean air, quieter streets, and helps soak up the rain



Reporting illegal dumping or spills to 311 can help prevent pollution



Street sweeping keeps litter and pollutants out of our waterways



Adopt-A-Spot and Adopt-A-Drain keep our neighborhoods cleaner



Caring for natural areas provides homes for wildlife and access to nearby nature



Tree-lined roads soak up and filter stormwater and increase tree canopy



Neighborhood stormwater ponds manage stormwater and provide more green space





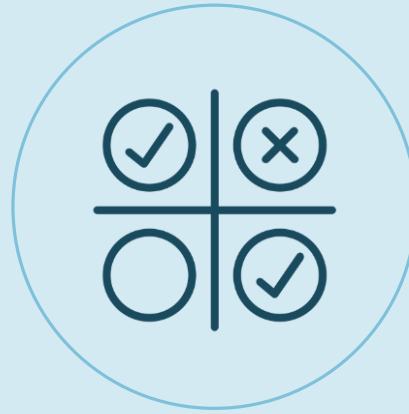
# How will community voices shape Tacoma's watershed priorities?



Community workshops  
and Partner discussions  
(Fall 2021)



Online watershed  
priorities survey and  
comment map  
(Fall 2021)



This feedback will  
help identify ranking  
and decision matrix  
for watershed  
prioritization tool  
(Winter 2022)

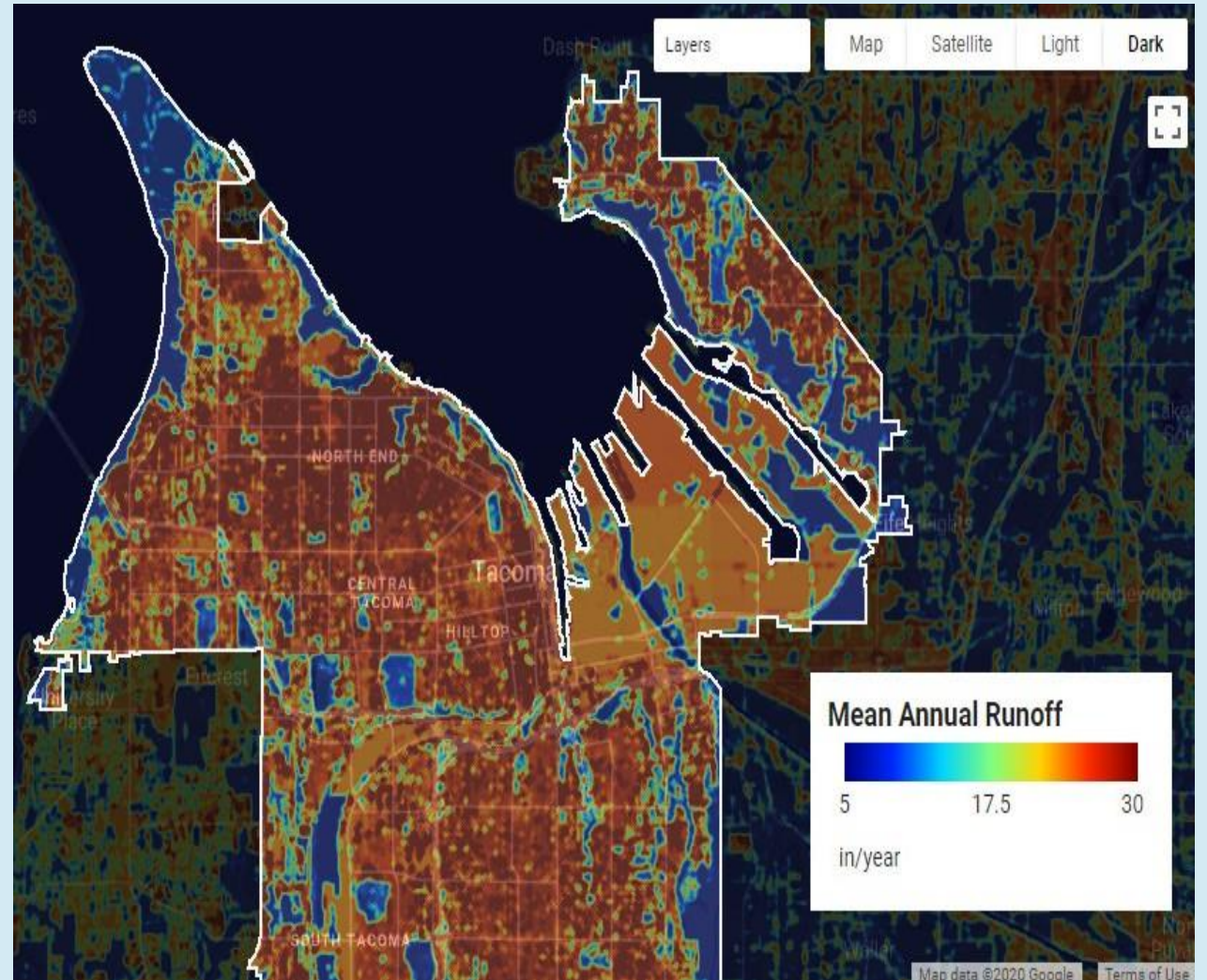


Community review of  
draft Watershed  
Priority Action List  
(Winter 2023)

**Outcome: Align stormwater solutions → neighborhood needs**

# Phase 2: Creating a Science-based Tool for Tacoma

- ✓ Identify pollution hotspots
- ✓ Best actions to reduce pollution
- ✓ Identify desired community co-benefits to help rank projects
- ✓ Cost-benefit analysis
- ✓ Ability to track stormwater actions and changes over time



# Phase 3 & 4: Developing and Implementing Priority Actions



- ✓ Street Sweeping
- ✓ Pipe Cleaning
- ✓ Green Street Projects
- ✓ Regional Stormwater Facilities
- ✓ Open Space Restoration
- ✓ Targeted Outreach
- ✓ Rain Gardens, Depave Projects, More Trees

Stay up to date on the project:  
[www.cityoftacoma.org/healthywatersheds](http://www.cityoftacoma.org/healthywatersheds)

Contact Laura and Shauna:  
[healthywatersheds@cityoftacoma.org](mailto:healthywatersheds@cityoftacoma.org)





## City of Tacoma Sustainable Tacoma Commission Meeting Minutes

**Date:** November 18, 2021

**Commission Members Present:**

Lexi Brewer (Chair), Margaret Schwertner, Matthew Benedict (Vice-Chair), Elly Claus-McGahan, Evlondo Cooper, Adam Reichenberger, Nikie Walters (joins 5:09pm)

**Commission Members Excused:**

Katin Kendrena, Gabe Moaalii, Tony Ivey, Emily Pinckney

**Commission Members Absent:**

Ashley Sloan

**Others Present:**

Commission Support Staff: Jennifer Kammerzell, Cam LeHouillier, Shauna Hansen, Laura Nokes, Dana DeLeon, LaTasha Wortham, Patrick Babbitt (Commission staff liaison), Kristin Lynett, James Parvey, Lauren Choi

Members of the Public: Heidi Stephens, Sean Arent, Steve Nicholas

**Call to Order**

This meeting was called to order by Commission Vice-Chairperson Matthew Benedict at 5:03pm, including an acknowledgement of the occupied indigenous lands this Commission conducts its business on. The Chair welcomed Commissioners, staff, and members of the public and shared virtual meeting practices and requirements.

**Approval of November 18, 2021 Meeting Agenda**

**Motion:** To adopt the agenda as written. Motion made by Evlondo Cooper.

**Seconded by:** Nikie Walters

**Action:** Voice vote was taken and carried. The motion we declared adopted.

**Ayes:** All

**Nays:** None

**Abstained:** None

**Absent:** Katin Kendrena, Gabe Moaalii, Tony Ivey, Emily Pinckney, Ashley Sloan

**Approval of October 21, 2021 Meeting Minutes**

**Motion:** To adopt meeting minutes as written. Motion made by Lexi Brewer.

**Seconded by:** Margaret Schwertner

**Action:** Voice vote was taken and carried. The motion we declared adopted.

**Ayes:** All

**Nays:** None

**Abstained:** None

**Absent:** Katin Kendrena, Gabe Moaalii, Tony Ivey, Emily Pinckney, Ashley Sloan

### **Public Comment**

Heidi Stephens of the South Tacoma Neighborhood Council commented that the Planning Commission received public input about changing zoning in South Tacoma to protect the South Tacoma aquifer and promote green industry.

### **Staff Updates – Patrick Babbitt (Commission staff liaison), Office of Environmental Policy & Sustainability**

Patrick recounted the Sustainable Tacoma Commission's (STC) October meeting activities and then delivered new notices to the Commission. Following up on October meeting activities, Patrick reported that staff delivered a finalized Commission Proposed Tree Code Updates letter of recommendation to Tacoma City Council's Infrastructure, Planning, and Sustainability Committee and to related City management and urban forestry staff. Regarding this letter, Office of Environmental Policy and Sustainability manager Jim Parvey communicated that Municipal Code updates related to trees will be updated comprehensively in early 2022. In addition, Patrick confirmed both third quarter Sustainability Small Grants applications (St Vincent de Paul's "Thrift is Hip" Project and Foss Waterway Seaport's "Seaport Pollinator Garden" Project) were fully funded after follow-up discussions were had with applicants. New notices included an updated that Tacoma City Council adopted an amended Tideflats Regulations ordinance on November 16; that Tacoma City Council will consider adopting the Home in Tacoma Project ordinance on November 30; and that Tacoma City Council will consider adopting the Climate Action Plan by Resolution on November 30 at the same virtual meeting. In addition, staff reported that Patrick supported an STC Green Economy Subcommittee meeting in mid-November. The Subcommittee is expected to continue in December at a date to-be-determined and a Waste Prevention/Recycle Reset Subcommittee is expected to meet on December 14. Discussing other important news related to the Tacoma community, staff shared recent Health Department reporting about COVID-19. Jim Parvey added that Washington Governor Jay Inslee visited Tacoma for a roundtable discussion of climate change and action in Tacoma in November prior to attending the United Nations climate change conference in Glasgow, Scotland.

Patrick and Commissioner Adam Reichenberger will reach out to Tacoma-Pierce County Health Department staff to invite them to discuss their work relating to climate and public health at a future Commission meeting.

Staff thanked Commissioners for participating in a green economy-focused subcommittee to research what the green economy could mean for Tacoma.

### **Subcommittee Updates**

Patrick Babbitt is sending a When2Meet poll to get Commissioner interest and availability for a Green Economy Subcommittee meeting in December.

Commissioner Elly Claus-McGahan shared that a Green Economy Subcommittee met to discuss recent research and example green economy industries and jobs for Tacoma.

No further updates were provided by Commissioners regarding other subcommittee activities.

### **Commission Business Items**

#### **Transportation Impact Fees Presentation – Jennifer Kammerzell, Public Works, City of Tacoma**

Jennifer discussed transportation impact fees, which are one-time charges assessed to new developments to pay a portion of the costs of new transportation infrastructure capacity necessary to accommodate new growth. These fees can pay for capital system improvements, projects related to development, proportional shares of system improvements, and projects on a jurisdiction's capital facilities element; they cannot pay for ongoing costs (like maintenance), to improve existing deficiencies, project needs caused by growth outside of a jurisdiction, or the full cost of projects. Recently, Pierce County failed to pass transportation impact fees by vote. There, the Master Builders Association was opposed. As a result, Tacoma City Council and City staff sought to bring them into this process considering implementation of transportation impact fees. So far, developers seem to acknowledge that these fees pay for livability improvements that further promote growth – producing a win-win outcome. In addition, the City recognizes the importance of the priorities of other stakeholders that development impacts.

Many jurisdictions in the Puget Sound region use these fees. Compared to many peer cities in the region, Tacoma has among the lowest or the lowest development fees. The City will continue developing a framework for transportation impact fees through 2022, including through stakeholder engagement. Implementation and improvement to the program may begin as early as 2023.

#### **Green Hydrogen Presentation – Cam LeHouillier, Energy Research & Development, Tacoma Public Utilities**

Cam discussed green hydrogen research projects. Tacoma Power has some of the cleanest and cheapest power in the country. Tacoma Power plans for both drought and flood events, and on average the Utility has quite a bit more renewable clean energy than needed. Finding new ways to use that electricity, especially toward decarbonization, is a priority. Using an electrolytic process can make hydrogen a green alternative to fossil fuels. Green hydrogen can be used as a transportation fuel; transportation causes about three-quarters of Tacoma's greenhouse gas emissions. Green hydrogen fuel is a good fit for transportation in part because heavy duty vehicles, which traditionally run on diesel, do not work well with the limited capacity of electric vehicles batteries. Heavy duty vehicles include vehicles for long-haul trucking, transit, rail, maritime, and even aviation. 95% of hydrogen fuel is currently produced using fossil fuels.

Green hydrogen fuel cell stacks could also potentially replace stationary power generation based on diesel at schools, hospitals, or shorepower. Green hydrogen can store excess grid electricity for later use. Green hydrogen could also supplement natural gas and other fossil fuels for heating. Green hydrogen could be used to fuel regional trains, heavy-duty trucks, long-range vehicles, heat for buildings or industry, and as an industry feedstock.

Overall, green hydrogen has great potential as a way to store and later use surplus power. Tacoma could become a green hydrogen hub based on supportive federal/state policy; the Interstate-5 corridor providing good access for long-haul truck fueling; Tacoma's seaport, rail lines, robust water supply, clean and low-cost electricity, web of support industries and skilled workforce, and many possible local end-uses for renewable hydrogen fuels.

Tacoma Power offers a renewable electrofuels tariff to encourage local renewable hydrogen production. The Utility may create a mobile system to fuel up container ships at a cheaper cost as they come to port in different locations.

Tacoma Power is also researching development of hydrogen fuel cells for Ketron Island to replace an undersea cable that is reaching the end of its useful life.

Finally, Tacoma Power is researching how to develop high-speed passenger ferries with renewable hydrogen fuel cells.

### **Stormwater & Watershed Management Planning Presentation – Shauna Hansen and Laura Nokes, Environmental Services, City of Tacoma**

Shauna and Laura discussed stormwater and watershed management planning, which aims to protect people, property, and habitats from stormwater flooding and pollution. Stormwater is the water that leaves our streets, yards, and driveways to flow directly – untreated – to lakes, streams, rivers, and Puget Sound. This planning process began in April 2020 with research and engagement about community and environmental needs. The Plan informs stormwater management priorities and provides guidance to other plans dealing with critical habitat and related topics.

The planning process involves prioritization of stormwater management strategies, further community engagement, development of an action plan, and then implementation beginning in 2024. To learn more, community members can visit [www.cityoftacoma.org/healthywatersheds](http://www.cityoftacoma.org/healthywatersheds) or contact [healthywatersheds@cityoftacoma.org](mailto:healthywatersheds@cityoftacoma.org).

### **Public Comment**

No public comments were made.

### **Objectives for or before the Next Meeting**

- Staff Updates
- Subcommittee Updates
- Year-in-Review & Year-Ahead – Presentation & Discussion
- Sustainability Small Grants Applications – Review & Award
- Green Economy – Presentation (tentative)
- Subcommittees: green economy, waste prevention/recycle reset
- Prepare for Officer nominations in January
- Tacoma Mall Subarea Plan updates
- Tacoma Power green hydrogen research updates

### **Adjournment**

There being no further business, the Commission adjourned at 6:51pm.

### **Adjournment of November 18, 2021 Meeting**

**Motion:** To adjourn the meeting. Motion made by Lexi Brewer.

**Seconded by:** Nikie Walters

**Action:** Voice vote was taken and carried. The motion was declared adopted.

**Ayes:** All



**Nays:** None

**Abstained:** None

**Absent:** Katin Kendrena, Gabe Moalii, Tony Ivey, Emily Pinckney, Ashley Sloan

The next meeting of the Sustainable Tacoma Commission will be held virtually on Thursday, December 16, 2021, from 5:00 to 7:00pm.

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Matthew Benedict, Vice-Chair

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Patrick Babbitt, Staff / Note Taker